



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, November 9, 2006
AGENDA

BUS TOUR:	See attachment	9:00 a.m.
BRIEFINGS:	5ES	Following Bus tour
PUBLIC HEARING	Council Chambers	1:30 p.m.

*The City Plan Commission may be briefed or visit any item on the agenda if it becomes necessary.

Theresa O'Donnell, Director
David Cossum, Assistant Director of Current Planning
Richard Brown, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Michael Grace

Consent Agenda - Preliminary Plats

- (1) **S067-012**
(CC District 8)
- An application to create seven lots ranging in size from 9,072.13 sq. ft. to 9,085.99 sq. ft. from a 1.4587 acre tract of land in City Block 6693 on the east side of Cheyenne Rd. between Pleasant Hills Dr. and Elam Rd.
- Addition: Iron Castle Addition
Owner: Iron Castle Homes
Applicant: Iron Castle Homes
Surveyor: Doug Connally & Associates, Inc.
Application Filed: October 17, 2006
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

(2) **S067-013**
(CC District 14)

An application to replat Lots 1 thru 4 of Ross Avenue Heights in City Block Q/1474 into a Shared Access development consisting of twenty-three lots ranging in size from 1,407 sq. ft. to 2,497 sq. ft. on 0.8907 acres at the southeast corner of Hope St. and Hudson St.

Addition: Hudson Street Townhomes South

Owner: 5600 Hudson Development, L.L.C.

Applicant: Landmax Development Group, L.P.

Surveyor: Gonzalez & Schneeberg

Application Filed: October 17, 2006

Zoning: MF-2(A)

Staff Recommendation: **Approval**, subject to the conditions listed in the docket

(3) **S067-014**
(CC District 14)

An application to replat Lots 6-8 of Ross Avenue Heights Addition in City Block L/1474 into a Shared Access development consisting of nineteen lots ranging in size from 1,488 sq. ft. to 2,229 sq. ft. on 0.6715 acres on the northwest corner of Hudson St. and Matilda St.

Addition: Hudson Street Townhomes North

Applicant: Landmax Development Group, L.P.

Owner: 5605 Hudson Development, L.L.C.

Surveyor: Gonzalez & Schneeberg

Application Filed: October 17, 2006

Zoning: MF-2(A)

Staff Recommendation: **Approval**, subject to the conditions listed in the docket

(4) **S067-015**
(CC District 9)

An application to plat a 3.082 acre tract of land in City Block 7485 into a Shared Access development consisting of eighteen lots ranging in size from 2,240 sq. ft. to 3,136 sq. ft. on the southeast corner of Easton Rd. and Lake Highlands Dr.

Addition: Lake Highlands Villas

Owner: City of Dallas

Applicant: Len-Mac Development

Surveyor: Votex Surveying

Application Filed: October 17, 2006

Zoning: TH-1(A)

Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (5) **S067-016**
(CC District 14) An application to replat tracts A and B and Lots 7-10 of Hanks Addition in City Block 3/506 into one 1.452 acre lot on the northeast corner of Ross Ave. and Pavillion St.
Addition: Ross Avenue Brownstones
Applicant: Chris Sorrells
Owner: Ross Avenue L.P.
Surveyor: A.E. Group
Application Filed: October 17, 2006
Zoning: PD-298 (Sub-area 1)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S067-017**
(CC District 1) An application to plat a 5.381 tract of land into two lots at the northwest corner of Hi Line Dr. and Oak Lawn Ave.
Addition: 1500
Applicant/Owner: Design District Limited Partnership
Surveyor: Lopez Garcia Group
Application Filed: October 18, 2006
Zoning: PD-621
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S067-018**
(CC District 14) An application to replat Lots 2, 12, 13 and part of Lots 3 and 14 in City Block 9/1015 into two lots totaling 28,425.66 sq. ft. on 0.6525 acres at the southeast corner of the intersection of Hood St. and Routh St.
Addition: RHF
Owner/Applicant: Texas Land & Realty L.L.C.
Surveyor: Doug Connally & Associates, Inc.
Application Filed: October 18, 2006
Zoning: PD-193 (MF-3, O-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M056-046**
Richard Brown
(CC District 4) Minor amendment to the development plan for Planned Development District No. 721 on property bounded by Berridge Lane, St. Francis Avenue, Trace Road and Charoit Drive
Staff Recommendation: **Approval**
- M067-002**
Richard Brown
(CC District 14) Minor amendment to the landscape development plan for Planned Development District No. 305 on the east corner of McKinney Avenue, east of Lemmon Avenue
Staff Recommendation: **Approval**

M067-007
Richard Brown
(CC District 13)

Minor amendment for site plan and landscape plan for Specific Use Permit No. 959 for a Private school on the southwest corner of Inwood Road and Harvest Hill Road, Southwest Corner

Staff Recommendation: **Approval**

D056-002
Frank Dominguez
(CC District 3)

A development plan and landscape plan for Planned Development District No. 341, for Cluster Housing District uses, on the west side of Stevens Village Drive, north of Davis Street.

Staff Recommendation: **Approval**

D056-019
Frank Dominguez
(CC District 14)

A development plan for Planned Development District No. 174, for R-7.5(A) Single family uses on the west corner of Lemmon Avenue and Carlisle Street.

Staff Recommendation: **Approval**

D056-030
Frank Dominguez
(CC District 14)

A landscape plan for Planned Development District No. 684, the Victory Planned Development District, on the southeast corner of Abrams Road and Glasgow Drive.

Staff Recommendation: **Approval**

D056-031
Frank Dominguez
(CC District 14)

A development plan and landscape plan for Planned Development District No. 334 in an area generally bounded by Pearl Street, Mc Kinney Avenue, Olive Street, and Cedar Springs Road.

Staff Recommendation: **Approval**

D056-032
Frank Dominguez
(CC District 3)

A development plan for Planned Development District No. 521 for Residential, Office and Retail Uses on the west side of Mountain Creek Parkway, north of IH 20

Staff Recommendation: **Approval**

D056-033
Frank Dominguez
(CC District 2)

A development plan for Planned Development District No. 582, the Victory Planned Development District on the northwest corner of Victory Avenue and North Lamar Street

Staff Recommendation: **Approval**

D056-035
Frank Dominguez
(CC District 11)

A development plan and landscape plan for Planned Development District No. 614 on the northwest corner of Belt Line Road and Prestonwood Boulevard

Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

M056-047

Richard Brown
(CC District 13)

A minor amendment to the development plan for Planned Development District No. 720, on Ridgecrest Road between Fair Oaks Avenue and Holly Hill Drive

Staff Recommendation: **Denial**

U/A From: October 12, 2006, October 26, 2006, and November 2, 2006

Certificate of Appropriateness for Signs

Downtown Sign District:

0609205026

Michael Finley
(District 2)

An application for a Certificate of Appropriateness to reface a 149.9 square feet flat attached backlit flat panel sign reading “NOVACK’S LANDMARK GRILL” on the west façade of 306 South Houston Street at Jackson Street

Applicant: Michael Novack

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**, subject to the removal of the signage on the windows of the café prior to the issuance of a permit for the new sign

Zoning Cases – Consent

1. **Z056-317(RB)**

Richard Brown
(CC District 2)

An application for an amendment to the development plan and conditions for Planned Development District No. 748 for MU-3 Mixed Use District Uses and an application for an amendment to the site plan and conditions for Specific Use Permit No. 1385 for a Pedestrian skybridge on Motor Street and Amelia Court, southwest of Harry Hines Boulevard

Staff Recommendation: **Approval** of an amendment to Planned Development District No. 748, subject to a development plan and conditions, and **approval** of an amendment to the site plan and conditions for Specific Use Permit No. 1385

Applicant: Children’s Medical Center, Owner

Representative: Karl Crawley

2. **Z067-104(JA)**
Jim Anderson
(CC District 14)
An application for a Historic Overlay for the Mercantile Bank Tower on property zoned Planned Development District No. 619 at the northeast corner of Ervay Street and Commerce Street.
Staff Recommendation: **Approval**, subject to preservation criteria.
Landmark Commission Recommendation: **Approval**, subject to preservation criteria.
Applicant: Gary Pitts
Representative: Daniel P. Hughes
3. **Z056-330(OTH)**
Olga Torres-Holyoak
(CC District 6)
An application to amend Specific Use Permit No. 1541 for a childcare facility, community service center, and private recreation center, club or area on property zoned R-5(A) Single Family District on Bernal Drive between Palacios Avenue and Singleton Boulevard.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Good Shepherd Community Center.
Representative: Erin Scherer, Michael R. Coker Company
Bus Tour Date: October 12, 2006

Zoning Cases – Under Advisement

4. **Z056-312(WE)**
Warren Ellis
(CC District 7)
A City Plan Commission authorized hearing to determine proper zoning with consideration being given to amending the conditions and conceptual plan of Planned Development District No. 730 for mixed uses, on both sides of Bexar Street, between Brigham Lane and C.F. Hawn Freeway.
Staff Recommendation: **Approval**, subject to staff's recommended conditions
Bus Tour Date: October 12, 2006
U/A From: October 12, 2006
- A. **Z056-325(OTH)**
Olga Torres Holyoak
(CC District 6)
An application for a Planned Development District for a Public School other than an open enrollment charter school and MF-2(A) MF-2(A) Multifamily District uses on property zoned a CS Commercial Service District and an MF-2(A) Multifamily District on the west side of Brockbank Drive and Park Lane and on the southeast corner of Brockbank Drive and Valley Meadow Drive.
Staff Recommendation: **Approval**, subject to development plan and conditions
Applicant: Dallas Public Schools
Representative: Masterplan

Zoning Cases – Individual

5. **Z056-335(JH)**
Jennifer Hiromoto
(CC District 8)
- An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on a property zoned an R-10(A) Single Family District on the east side of Quietwood Drive, south of the I-20 freeway access road.
Staff Recommendation: Denial
Applicant: Charles L. Raleigh, Cleer Day Enterprises, Inc.
Representative: Larry Campbell
Bus Tour Date: November 9, 2006
6. **Z056-332(MF)**
Mike Finley
(CC District 9)
- An application for a Neighborhood Stabilization Overlay (NSO) on property zoned an R-7.5(A) Single Family District on properties on either side of North Ridge Drive, Hillbrook Street, South Ridge Drive, Merrilee Lane and Alexander Drive generally between Sperry Street and the properties on the west side of Alexander Drive and Hillbrook Street
Staff Recommendation: Approval
Applicant: Lakewood/North Ridge Estates Neighborhood
Bus Tour Date: November 9, 2006

Other Matters

Reconsideration

Z056-227(RB)
(CC Dist. 10)

1. Suspension of the CPC Rules of Procedure to allow reconsideration of Z056-227(RB)

If #1 is approved then consideration of #2.

2. Reconsideration of action taken on May 18, 2006, which was to recommend approval of an application for a Planned Development District for Single family uses and Private streets, subject to a development plan, Audelia Road planting plan, and conditions on property zoned an R-7.5(A) Single Family District on the east line of Audelia Road, south of Shadow Way

If #2 is approved then consideration of #3.

3. Consideration of an application for a Planned Development District for Single family uses and Private streets on property zoned an R-7.5(A) Single Family District on property zoned an R-7.5(A) Single Family District on the east line of Audelia Road, south of Shadow Way, with consideration being given to instructing staff to readvertise as an application for a Specific Use Permit for private streets.

Minutes: October 19, 2006 and November 2, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, November 9, 2006

NONE

EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session regarding any item on this agenda when:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex, Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.086]